

Jan. 96-1376

GOV DOC  
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BOSTON PUBLIC LIBRARY

## PROPOSAL FOR

# THE BOSTON REDEVELOPMENT AUTHORITY

SUBMITTED BY:

RICHARD K. ZEYTOONJIAN JR.  
DEVELOPER/OWNER

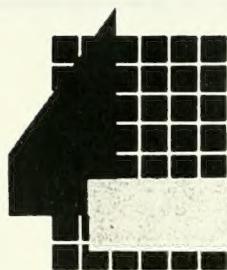
PROPERTY LOCATION:

TWO-FAMILY RESIDENCE  
PARCEL P-16F  
64-66 WALKER STREET  
CHARLESTOWN, MASS.

PREPARED BY:

YAROSH ASSOCIATES, INC.  
ARCHITECTS - PLANNERS  
10 CAPE DRIVE  
MASHPEE, MA 02649





# YAROSH ASSOCIATES INC.

## ARCHITECTS • PLANNERS

January 23, 1989

Mr. Richard Zeytoonjian, Jr.  
The Kenneth Barrie Company  
P.O. Box 37  
Newtonville, MA 02160

RE: Charlestown Urban Renewal Area  
Massachusetts Project R-55

Dear Mr. Zeytoonjian:

We have studied the site located at 64-66 Walker Street, Charlestown, Massachusetts and have developed the enclosed proposal for a two-family dwelling.

Our proposal consists of a 3,398 sq. ft., three-story wood frame structure. The first and second floor comprise of one, three bedroom, 2,256 sq. ft. unit with the third floor consisting of a three bedroom, 1,142 sq. ft. unit. The units have been designed to be practical and convenient to the tenant.

The exterior image of the building is designed in a colonial theme to compliment the surrounding architecture and to create a structure that will conform to the aesthetics and history of the neighborhood.

Due to the need for off street parking in the area, our proposal includes four off street parking spaces located in front of the structure.

To provide adequate functional green space as well as parking, the house was placed in the right rear corner of the lot to take full advantage of the site configuration, setbacks, and grades. Due to this condition, this proposal will require a variance on the right side yard setback and rear yard setback.

If there are any questions regarding the proposal, please do not hesitate to call.

Sincerely,

Walter M. Yarosh, AIA  
Yarosh Associates, Inc.



## BUILDING/SITE DATA

Building Type: Two Family Housing

Building Height: 32' - 0"

Number of Stories: 3

Building Area:

Unit "A": First Floor = 1128 s.f.

Second Floor = 1128 s.f.

Unit "B": Third Floor = 1142 s.f.

Total Building Area = 3398 s.f.

Lot Size = 3880 s.f.

Floor Area Ratio = .875

On Site Parking = 4 Spaces

Usable Open Yard Space (Refer to Site Plan) = 833 s.f.

### PROPOSAL

Walker Street  
Parcel P-16F, 64-66  
Two Family Dwelling  
Project #R-55

YAROSH ASSOCIATES, INC.  
Architects - Planners

10 Cape Drive  
Mashpee, MA 02649  
(508) 477-4731



OPEN YARD SPACE

SETBACK VARIANCE  
REQUIRED

48'-0"

4'

3'

PROPOSED 2  
FAMILY DWELLING

1

ENTRY

2

OPEN YARD  
SPACE

OFF STREET PARKING

3

4

CONCRETE  
WALK

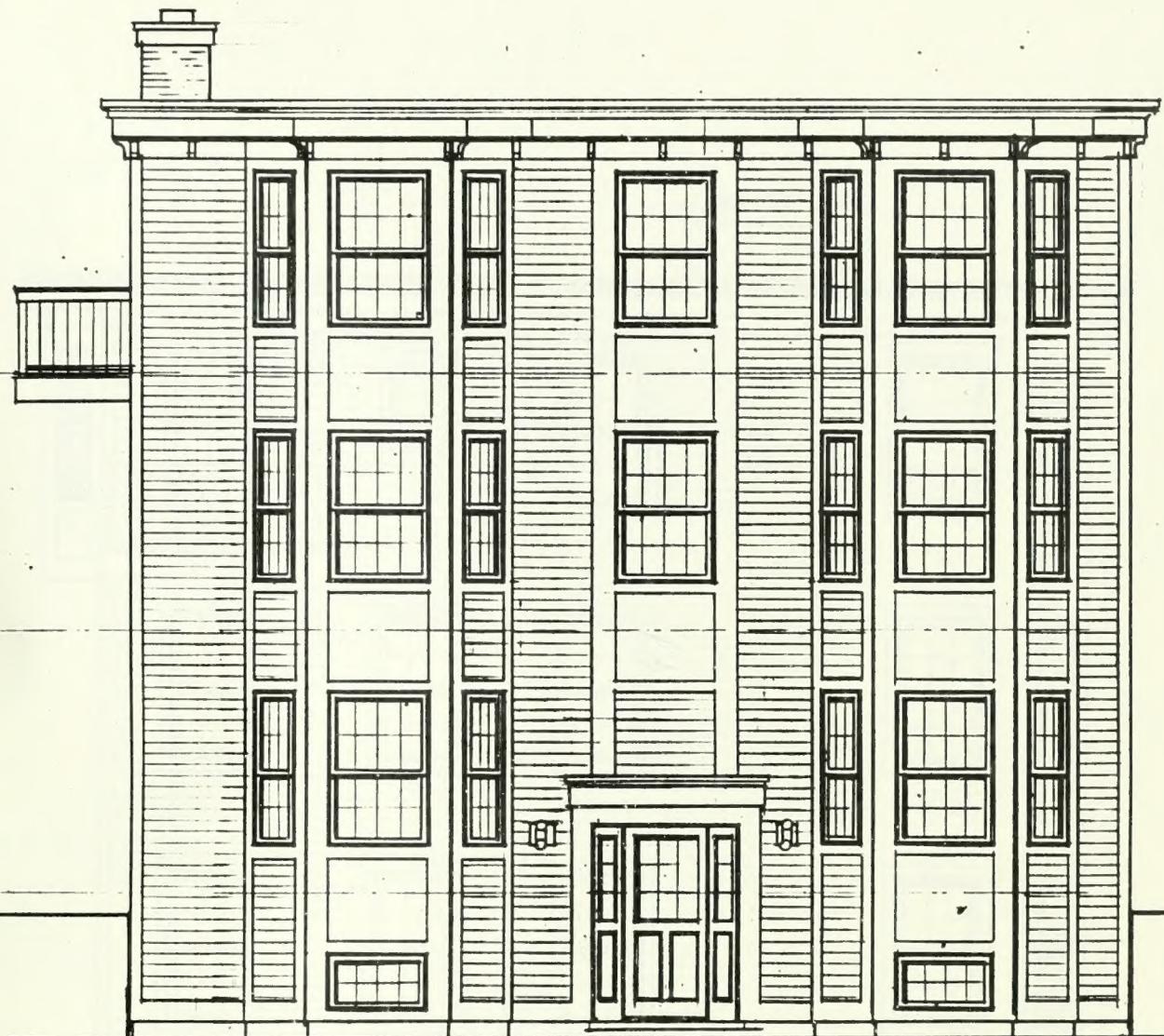
62'-0"

PARCEL P-16 F

PROPOSED  
CURB CUT

**SITE PLAN**  
SCALE 1"=10'





PROPOSAL

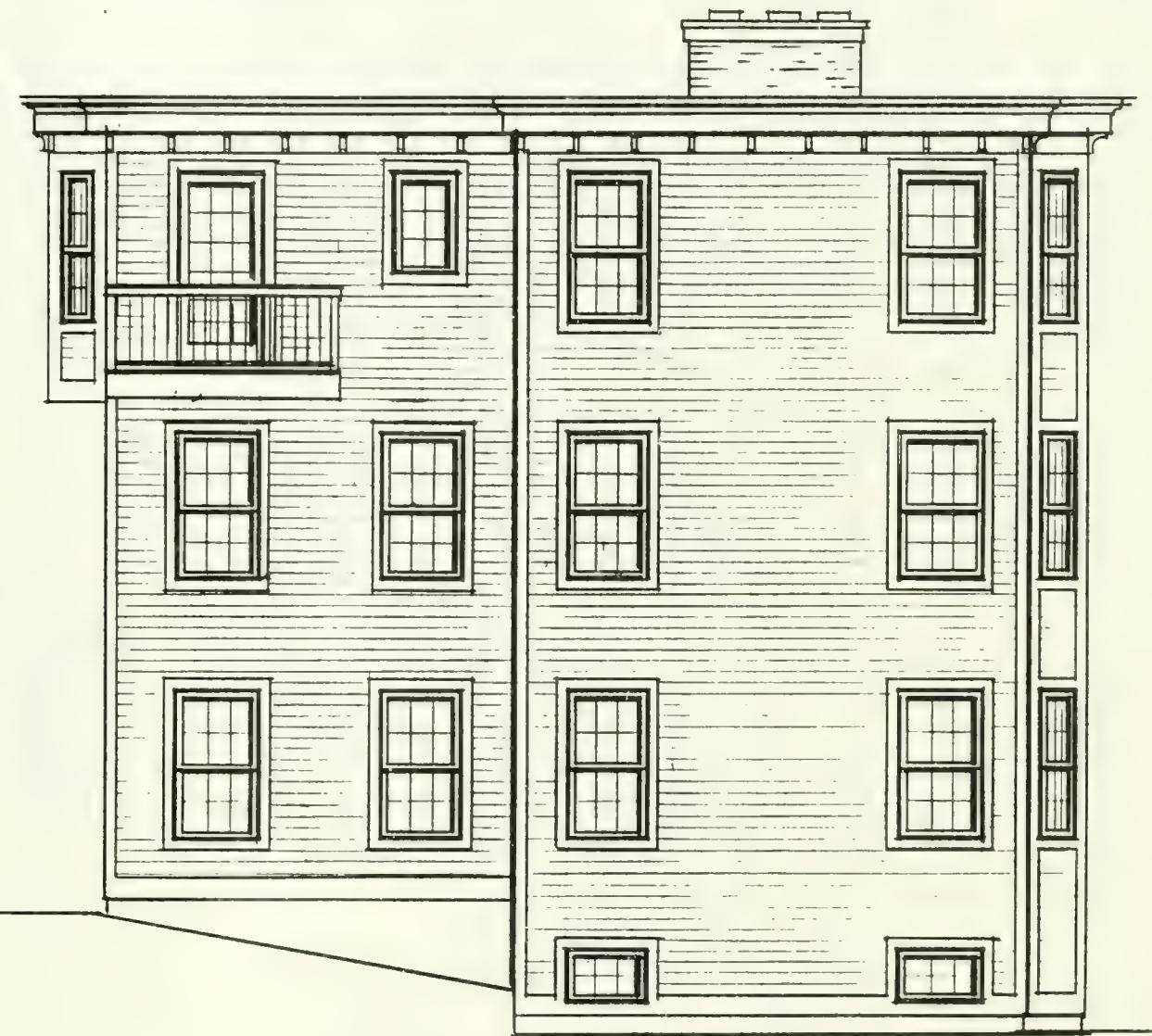
Walker Street  
Parcel P-16F, 64-66  
Two Family Dwelling  
Project #R-55

FRONT ELEVATION

YAROSH ASSOCIATES, INC.  
Architects - Planners

10 Cape Drive  
Mashpee, MA 02649  
(508) 477-4731





PROPOSAL

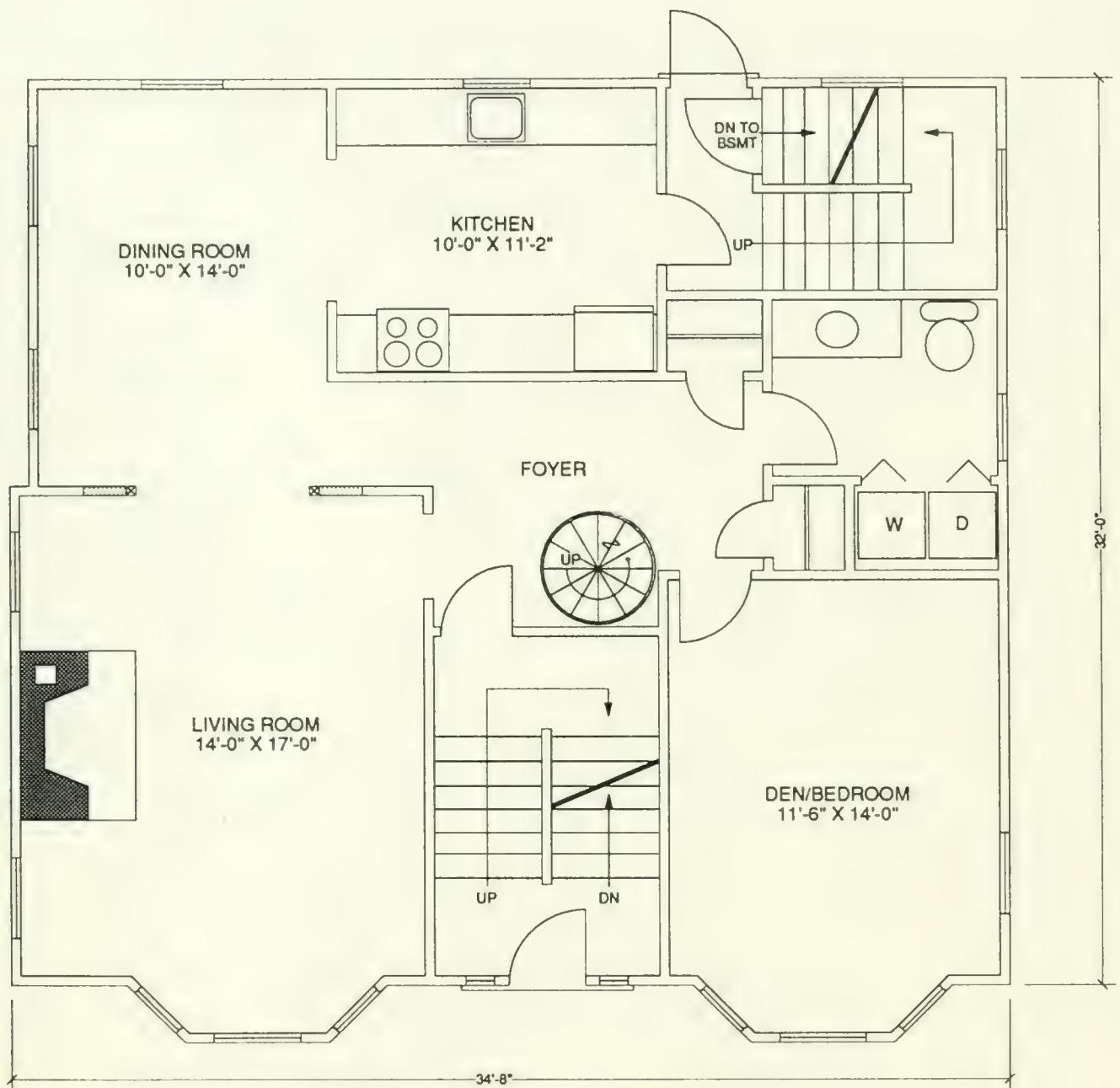
Walker Street  
Parcel P-16F, 64-66  
Two Family Dwelling  
Project #R-55

SIDE ELEVATION

YAROSH ASSOCIATES, INC.  
Architects - Planners

10 Cape Drive  
Mashpee, MA 02649  
(508) 477-4731





PROPOSAL

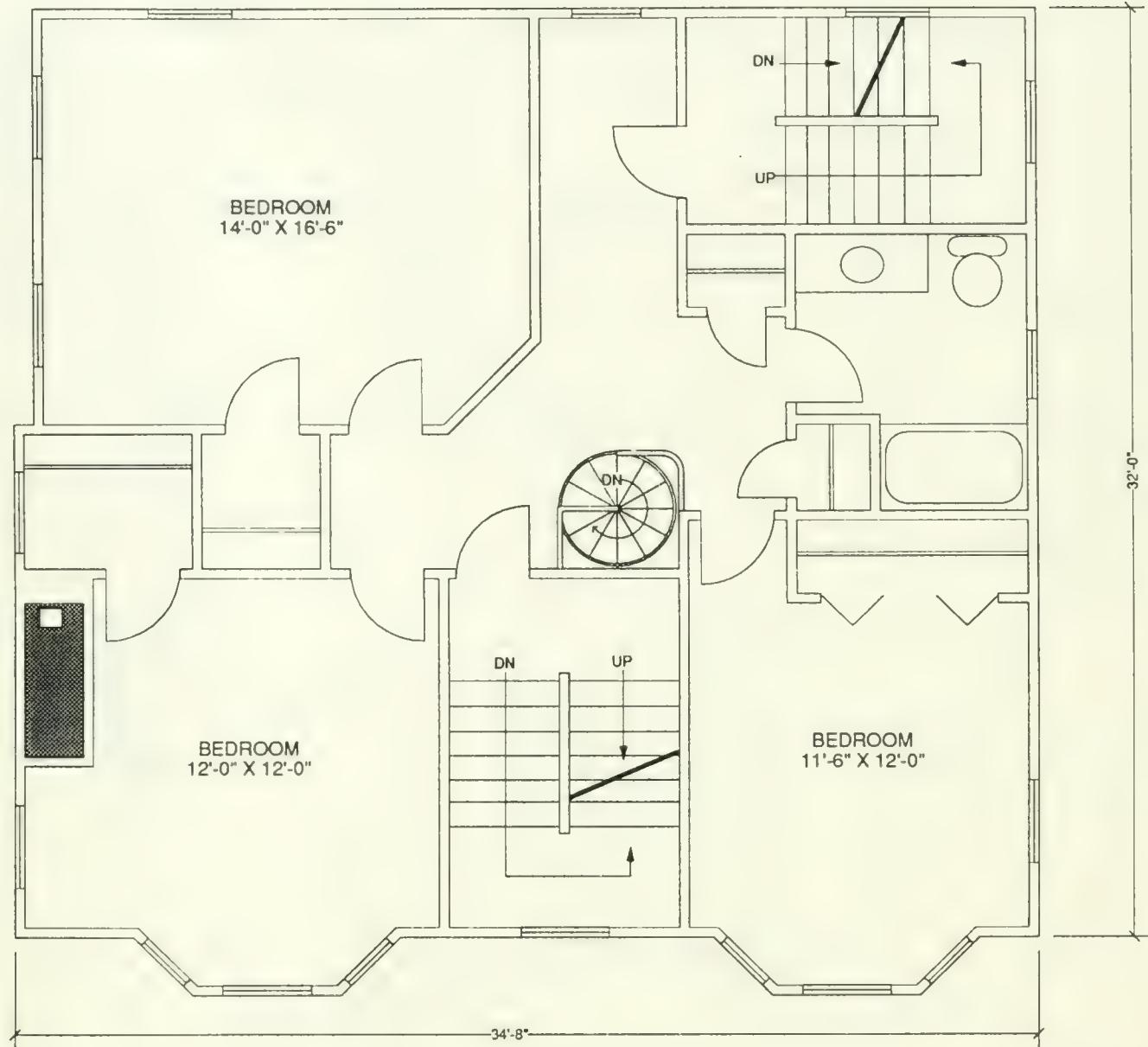
Walker Street  
Parcel P-16F, 64-66  
Two Family Dwelling  
Project #R-55

**FIRST FLOOR PLAN**  
1,128 SQUARE FEET

YAROSH ASSOCIATES, INC.  
Architects - Planners

10 Cape Drive  
Mashpee, MA 02649  
(508) 477-4731





PROPOSAL

Walker Street  
Parcel P-16F, 64-66  
Two Family Dwelling  
Project #R-55

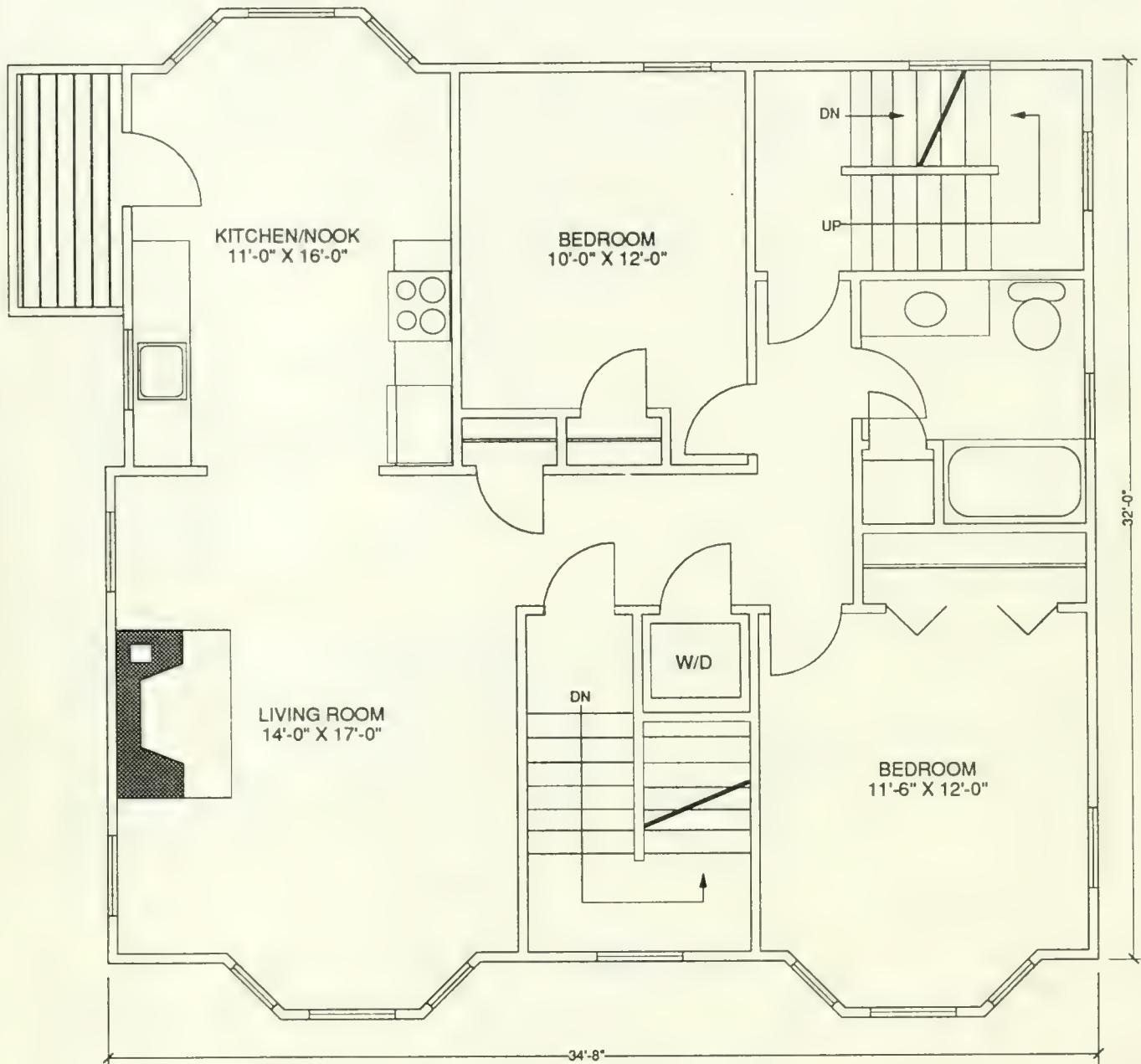
SECOND FLOOR PLAN

1,128 SQUARE FEET

YAROSH ASSOCIATES, INC.  
Architects - Planners

10 Cape Drive  
Mashpee, MA 02649  
(508) 477-4731





PROPOSAL

Walker Street  
Parcel P-16F, 64-66  
Two Family Dwelling  
Project #R-55

THIRD FLOOR PLAN

1,142 SQUARE FEET

YAROSH ASSOCIATES, INC.  
Architects - Planners

10 Cape Drive  
Mashpee, MA 02649  
(508) 477-4731



# USTrust

Kevin T. Bottomley  
Senior Vice President

January 20, 1989

Boston Redevelopment Authority  
City Hall  
One City Hall Square  
Boston, Massachusetts 02201

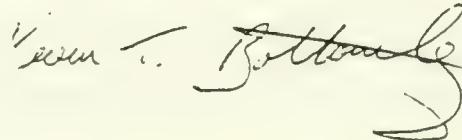
Re: PARCEL P-16F

To Whom It May Concern:

We have reviewed a proposal by Richard K. Zeytoonjian, Jr., to acquire Parcel P-16F, 64-66 Walker Street, Charlestown, from the BRA and to construct a two family residence.

We see no reason why we would not consider favorably the financing of such a purchase, though we have not made a legal commitment to Richard at this time.

Regards,



KTB:slb

USTrust Private Client Group  
55 Court Street  
Boston, Massachusetts 02108  
(617) 726-7312



REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE<sup>1</sup>

## A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Richard K. Zeytoonjian, Jr.  
 b. Address and ZIP Code of Redeveloper: 74 Phillips Street #4  
 Boston, MA 02114  
 c. IRS Number of Redeveloper: N/A

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with, the purchase or lease of land from

Boston Redevelopment Authority

*(Name of Local Public Agency)*

is Charlestown Urban Renewal Area, Mass. Project R-55  
*(Name of Urban Renewal or Redevelopment Project Area)*

is the City of Boston, State of MA  
 is described as follows:

Parcel P-16F, 64-66 Walker Street,  
 Charlestown

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the indicated below and is organized or operating under the laws of \_\_\_\_\_

A corporation.  
 A nonprofit or charitable institution or corporation.  
 A partnership known as \_\_\_\_\_  
 A business association or a joint venture known as \_\_\_\_\_  
 A Federal, State, or local government or instrumentality thereof.  
 Other (explain) N/A

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of orga  
N/A

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principals, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth  
 as follows: N/A

<sup>1</sup>If space on this form is inadequate for any requested information, it should be furnished on an attached page which is to under the appropriate numbered item on the form.

<sup>2</sup>Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.



a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock! N/A

b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body. N/A

c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest. N/A

d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest. N/A

e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%. N/A

NAME, ADDRESS, AND ZIP CODE

<u>POSITION TITLE (if any) AND PERCENT OF INTEREST OR</u>	<u>DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
---	--

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5 above) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a composite 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper, or more than 50% of stock in a corporation which holds 20% of the stock of the Redeveloper). N/A

NAME, ADDRESS, AND ZIP CODE

<u>DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
--

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above: N/A

## 8. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

<sup>1</sup> If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, see note under this Item 5. In such case, the information referred to in this Item and in Items 6 and 7 is not required to be furnished.



1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment ..... \$ 190,288.00
- b. Cost per dwelling unit of any residential redevelopment ..... \$ 56.00/s.f.
- c. Total cost of any residential rehabilitation ..... \$
- d. Cost per dwelling unit of any residential rehabilitation ..... \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATE OF AVERAGE MONTHLY RENTAL</u>	<u>ESTIMATED AVERAGE SALE PRICE</u>
Unit "A": 3 or 4 Bedroom with Living Room, Dining Room, Kitchen and 1½ Baths.	\$1600.00	N/A
Unit "B": 2 Bedroom, Living Room, Kitchen and Bathroom.	\$ 800.00	N/A
Total Building Income	\$2400.00	

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:  
Utilities are not included in the rental price.

Two parking spaces will be made available to each unit as  
they are needed.

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the  
going estimates of sales prices:

N/A

CERTIFICATION

I (We) Richard K. Zeytoonjian, Jr.

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief:

Dated: 1/30/89

Dated: \_\_\_\_\_

Richard K. Zeytoonjian  
Signature

Signature

Dev. Co. Inc.  
Signature

Signature

174-4 Phillips St., Boston  
Address and ZIP Code

Address and ZIP Code

<sup>1</sup> If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

<sup>2</sup> Penalty for False Certifications Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or in prison for not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.



## REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: Richard K. Zeytoonjian, Jr.

b. Address and ZIP Code of Redeveloper: 74-4 Phillips Street  
Boston, MA 02114

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

Boston Redevelopment Authority

is Charlestown Urban Renewal Area, Mass. Project R-55

in the City of Boston, State of MA  
is described as follows:

Parcel P-16 F  
64-66 Walker Street, Charlestown

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms?  723  141  
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of 19, is as reflected in the attached financial statement. N/A  
(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based: N/A

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:  
Construction Financing to be obtained from:  
U.S. Trust Private Client Group  
Funds to purchase the land from the BRA will be provided by the Developers own moneies.



HUC

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed underwriting

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

Bay Banks Harvard Trust  
Mass. Ave. Arlington, MA 02174

\$5,000.00

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

NONE

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

CD's held at Merrill Lynch,  
Pierce, Fenner & Smith Inc.  
Boston, Massachusetts

\$

\$45,000.00

N/A

7. Names and addresses of bank references:

Kevin T. Bottomley, Senior Vice President  
US Trust, 55 Court Street, Boston MA

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5.b. and 7 of the Redeveloper's *Statement for Public Disclosure* and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years?  YES  NO

If Yes, give date, place, and under what cause.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years?  YES  NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

N/A



b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

N/A

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the developer, or a stockholder, officer, director or trustee, or partner of such a developer:

N/A

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is participating in the development of the land as a construction contractor or builder:

N/A

a. Name and address of such contractor or builder:

N/A

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

YES  NO

If Yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ \_\_\_\_\_.

N/A

General description of such work:

d. Construction contracts or developments now being performed by such contractor or builder: N/A

<u>IDENTIFICATION OF CONTRACT OR DEVELOPMENT</u>	<u>LOCATION</u>	<u>AMOUNT</u>	<u>DATE TO BE COMPLETED</u>
		\$	



## a. Outstanding construction-contract bids of such contractor or builder:

HUD-

AWARDING AGENCY	AMOUNT	DATE DRAFTED
N/A	\$	

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor: N/A

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?  Yes  No  
If Yes, explain.

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review and approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?  Yes  No  
If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statements referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

## CERTIFICATION

I (We) Richard K. Zeytoonian, Jr.

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief?

Dated: 1/30/69

Richard K. Zeytoonian, Jr.  
Signature

Title: Developer

114-4 Phillips St., Boston  
Address and ZIP Code

Dated: \_\_\_\_\_

Signature

Title: \_\_\_\_\_

Address and ZIP Code

I. If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

II. Penalty for False Certifications: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department.



§ 401. Disclosure statements of persons having beneficial interest in real property

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the deputy commissioner of capital planning and operations. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation.

A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital planning and operations discussing beneficial interest in real property pursuant to this section, shall identify his/her position as part of the disclosure statement. The deputy commissioner shall notify the state ethics commission of such names and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The deputy commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

Added by St.1980, c. 573, § 12.

1980 Executive, St.1980, c. 579, § 12 was approved July 16, 1980, and by § 66 made effective July 1, 1981.

See also note under § 39A of this chapter.

Library References

Statues § 39.

C.J.S. §§ 143, 149, 150.



DISCLOSURE STATEMENT CONCERNING BENEFICIAL INTEREST  
REQUIRED BY SECTION 40J OF CHAPTER 7 OF THE GENERAL LAWS

(1) Location: 64-66 Walker Street, Charlestown MA Parcel P-16F

(2) Grantor or Lessor: Boston Redevelopment Authority

(3) Grantee or Lessee: Richard K. Zeytoonjian, Jr.

(4) I hereby state, under the penalties of perjury, that the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in the above listed property are listed below in compliance with the provisions of Section 40J of Chapter 7 of the General Laws (see attached Statute).

NAME AND RESIDENCE OF ALL PERSONS WITH SAID BENEFICIAL INTEREST.

Richard K. Zeytoonjian, Jr., 74-4 Phillips Street, Boston MA

(5) The undersigned also acknowledges and states that none of the above listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capitol Planning and Operations.

SIGNED under the penalties of perjury.

Signed:

Date:



## DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must truthful complete this statement and submit it prior to being formally designated for any project.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?  
NO

2. Are any the principals employed by the City of Boston? If so, in what capacity (Please include name of agency or department and position held in that agency or department).  
NO

3. Have any of the principals previously owned any real estate? If so, when, and what type of property?  
NO

4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?  
NO

5. Have any of the principals ever been convicted of any arson related crimes, currently under indictment for any such crimes?  
NO

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?  
NO

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS  
30th Day of January, 19 89

SIGNATURE: R. C. H. Stoen

ADDRESS: 74-4 Phillips Street, Boston MA



Project Parcel P-16FDate 1/30/89Developer R.K.Zeytoonjian,Jr.Tel. #/Contact Person (617)926-1140RESIDENTIAL CONDOMINIUM DEVELOPMENT PRO FORMA

(Estimates in 1989 Dollars)

(Provide phased information where necessary)

**TOTAL HARD COSTS**

Condominium Units (\$ <u>56</u> /GSF)	<u>\$ 190,288.00</u>
Unit Finishes (\$ <u>      </u> /NSF)	<u>above</u>
Condominium Parking (\$ <u>      </u> /GSF) (# of spaces)	<u>      </u>
Site Costs (\$ <u>      </u> /GSF)	<u>      </u>
Premium Costs (\$ <u>      </u> /GSF)	<u>n/a</u>
Other (specify)	<u>n/a</u>

**TOTAL SOFT COSTS**

Architect/Engineering	<u>10,200</u>
Marketing/Brokerage/Advertising	<u>n/a</u>
Developer's Fee	<u>\$ n/a</u>
Legal	<u>700.00</u>

Permits &amp; Fees (specify)

Construction Period Costs

Construction Loan Interest

(       mos. @        % on  
average balance of  
\$        )

Financing Fees	<u>n/a</u>
Real Estate Taxes and Linkage during Construction ( <u>      </u> mos.)	<u>n/a</u>

Sales Period Costs

Loan Interest

(       mos. @        % on  
average balance of  
\$        )

Sale Period Real Estate Taxes

(       mos.)

Sale Period Operating Expenses

Other (specify)

Other Related Costs (specify)

\$ n/an/an/an/an/a\$ n/aCONTINGENCY (       % of \$       )\$ n/a**TOTAL CONDOMINIUM DEVELOPMENT COSTS**\$ 201,188.00Soft Costs as % Hard Costs       Soft Costs as % TDC

BOSTON PUBLIC LIBRARY



3 9999 06550 984 4



